

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Energy Department – Office Procedure - LOANS AND ADVANCES - Advance to Government servants for House Building purposes - Advance to Smt. G.Yadamma, Office subordinate, Energy Department for purchase of site-cum-construction - Sanctioned- Orders - Issued.

ENERGY (OP) DEPARTMENT

**G.O.Ms.No. 4**

**Dated.24.01.2009.**

Read the following:-

1. G.O.(P) No.77, Finance (A&L) Department, Dated 03.04.2006.
2. G.O.Rt.No.4193, Finance (A&L) Department, Dated.25.10.2008.
3. Application received from Smt. G.Yadamma, Office subordinate, Energy Department, Dated. 05.11.2008.
4. G.O.Rt.No.388, Energy (OP) Department, dated.15.12.2008.

\*\*\*

**O R D E R:**

Under Article 233-A of A.P.F.C. Volume.I and the rules made there under, Government hereby sanction an amount of Rs.3,50,000/- (Rupees three lakh and fifty thousand only) to Smt. G.Yadamma, Office subordinate, Energy Department towards purchase of a house site from Sri Syed Abdul Rahman, Asif Nagar, Hyderabad bearing Plot No.28, admeasuring 150.00 sq.yards, 125.4 Sq.Mtrs., in Survey No.133, situated at Fasawadi Village and G.P., Sangareddy (M), Medak District, A.P., @ Rs.200/- per sq. yard and construction of a new house thereon.

2. The sanction of the loan is subject to the following terms and conditions:-

- i) **(a)** The first installment of Rs.87,500/- (i.e., 25% of sanctioned amount) for purchase of house site. As per the sale deed and agreement an amount of Rs.30,000/- (Rupees Thirty thousand only) shall be paid to the vender viz., Sri Syed Abdul Rahman through cheque in his name towards sale consideration. The balance amount of Rs.57,500/- shall be released to the loanee after producing the sale deed of site. The loanee has executed an agreement in the prescribed form (Form.IV) for the repayment of the advance. The loanee must purchase the land and produce the sale deed in respect thereof, for inspection of the Head of Department **within two months from the date on which the above amount is drawn**, failing which the loanee shall be liable to refund at once the entire amount to Government together with the interest thereon.

**(b)** The second installment of amount of Rs.1,75,000/- (i.e., 50% of sanctioned amount) shall be released to the loanee on her mortgaging, in favour of the Government (in Form VII), the land purchased by her along with the house to be built thereon, together with plans and estimates.

**(c)** The third and last installment of Rs.87,500/-(i.e., 25% of sanctioned amount) shall be released after the construction of the building has reached the roof level provided that the development of the area in which the house, is complete in respect of amenities, such as water supply, lighting, roads, drainage and sewerage and satisfied by the sanctioning authority.

- (ii) That the construction of the house:-

**(a)** shall be carried out exactly in accordance with the approved plans and specifications, on the basis of which the amount of advance has been sanctioned. The plans and specifications must not be departed from without the prior concurrence of the Government and the loanee shall certify when applying for advance admissible at the roof level, that the construction is being carried out strictly in accordance with the plan and estimates furnished by him that the construction has actually reached roof level and that the amount already drawn has actually been used on the construction of the house;

[PTO]

::2::

**(b)** shall be completed within 18 months of the date, on which the first installment of the advance is paid to the loanee, Failure to do so will render the grantee liable to refund the entire amount advanced to her. The date of completion must be reported to Government without delay.

- iii) The advance sanctioned shall be utilized for the purpose for which it is sanctioned within the stipulated period failing which penal interest as per rule for the period not covered by the Government sanction will be levied.
  - iv) Immediately on completion of the house, the loanee shall insure the house at his own cost for a sum not less than the amount of the advance and shall keep it as insured against damage by fire, flood, cyclone or lightning year after year for a sum not less than the balance amount of the loan and interest outstanding as on the date of Insurance, till the advance is fully paid to the Government and deposit the policy with the Government:
  - v) The house must be maintained in good repair and at his own cost and the grantee shall continue to pay all Municipal and Local taxes regularly until the advance has been repaid in full. He shall also keep it free of all encumbrances.
3. The advance shall be recovered in 140 Equal Monthly Installments @ Rs.2500/-. After the principal is completely recovered, the interest thereon will be charged and recovered in 24 monthly installments @ Rs.7 1/2% p.a. (simple interest). The interest will be charged from the date of drawal of first installment of the advance.
4. The recovery of the advance shall commence from the 19th month of the drawal of the first installment or from the month following the completion of house, whichever is earlier. It will be open to the loanee to repay the amount in shorter period, if, she so desires.
5. The balance of advance with interest remaining unpaid if any on the date of retirement shall be recovered from the whole or any specified part of the gratuity that may be sanctioned to her.
6. The recovery of the advance shall be effected in the monthly pay/leave salary bills of the loanee.
7. In case the loanee ceases to be in service for any reason other than normal retirement/superannuation before the repayment of the advance in full, the entire outstanding amount of the advance together with interest shall become payable to the Government forthwith and the Government shall be entitled to recover the same from the D.C.R.G. payable to him/her.
8. The loanee does not own a house in her name or in the name of his/her spouse or minor children. She has not availed herself any other loan or advance from any Government source for the acquisition of a house in the past.
9. Failure on the part of the loanee or his successors, interest to repay the advance for any reason whatsoever will entitle the Government to enforce the mortgage or to take such other action as may be permissible under law. The property mortgaged to Government shall be reconvened to the loanee (her successors) in interest, as the case may be, after the advance together with interest thereon, has been repaid to the Government in full.

[Contd..p3]

::3::

10. The Insurance Policy taken by the loanee in respect of the house, shall be forwarded to the Accountant General, A.P., Hyderabad for perusal, together with a letter addressed to the Insurance Company, with whom the house is insured notifying that the Government are interested in the Policy secured.

11. The cheques for Rs.30,000/- (Rupees thirty thousand only) shall be issued in favour of Vendor i.e., Sri Syed Abdul Rahman, Asif Nagar, Hyderabad.

12. The amount sanctioned in Para-1 above shall be debited to "7610. Loans to Government Servants - M.H.201. House Building Advance - S.H. (05) Loans to Other Officers - 001 Loans to Other Officers" and shall be met from the funds allotted to Energy(OP) Department, A.P.Secretariat vide G.O. 3<sup>rd</sup> read above.

13. This order does not require the concurrence of the Finance (A&L) Department under rules in force.

[BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH]

K.CHAYALAXMAN  
JOINT SECRETARY TO GOVERNMENT

To  
Smt. G.Yadamma, Office subordinate, Energy Department.  
Copy to:  
Energy (Claims) Department.  
Deputy Pay and Accounts Officer, Secretariat Branch, Hyderabad.  
Energy (OP) Department for making entry in Individual's SR.  
Finance (A&L) Department.  
The Accountant General, Andhra Pradesh, Hyderabad.  
SF/SCs.

//FORWARDED:: BY ORDER//

SECTION OFFICER